

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-10-2020

ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY **OWNERS ASSOCIATION**



(NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

	31334 Gulf Cypress Lane	Hockl	ey	
	(Street A	ddress and City)		
		gement 832-539-7300		
(Name of Property Owners Association, (Association) and Phone Number) A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restriction to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described Section 207.003 of the Texas Property Code. (Check only one box): 1. Within days after the effective date of the contract, Seller shall obtain, pay for,				
	the Subdivision Information to the Buyer. If S the contract within 3 days after Buyer rece occurs first, and the earnest money will be Information, Buyer, as Buyer's sole remedy, earnest money will be refunded to Buyer.	eives the Subdivision Information or e refunded to Buyer. If Buyer does n	prior to closing, whichever not receive the Subdivision	
	2. Within days after the effective docopy of the Subdivision Information to the time required, Buyer may terminate the Information or prior to closing, whichever of Buyer, due to factors beyond Buyer's control required, Buyer may, as Buyer's sole remed prior to closing, whichever occurs first, and to	contract within 3 days after Buyer ccurs first, and the earnest money w l, is not able to obtain the Subdivision ly, terminate the contract within 3 day the earnest money will be refunded to	sion Information within the receives the Subdivision will be refunded to Buyer. If Information within the time is after the time required or Buyer.	
	3. Buyer has received and approved the Subo does not require an updated resale certificate from Buyer. Buyer it to Buyer certificate from Buyer. Buyer may terminate Seller fails to deliver the updated resale certificate.	ficate. If Buyer requires an updated within 10 days after receiving paymenthis contract and the earnest money	resale certificate, Seller, at ent for the updated resale	
	X 4. Buyer does not require delivery of the Subdi			
	The title company or its agent is authorized to			
	Information ONLY upon receipt of the require	ed fee for the Subdivision Info	rmation from the party	
Sell	obligated to pay. MATERIAL CHANGES. If Seller becomes aware er shall promptly give notice to Buyer. Buyer may the Seller if: (i) any of the Subdivision Information provi	erminate the contract prior to closing	ng by giving written notice	
	odivision Information occurs prior to closing, and the ea			
	FEES AND DEPOSITS FOR RESERVES: Except a all Association fees, deposits, reserves, and other ch	as provided by Paragraphs A and D arges associated with the transfer of	, Buyer shall pay any and	
D.	\$ 300.00 and Seller shall pay any excess AUTHORIZATION: Seller authorizes the Associand any updated resale certificate if requested by the does not require the Subdivision Information or an information from the Association (such as the staturestrictions, and a waiver of any right of first refusation obtaining the information prior to the Title Comparison.)	ation to release and provide the Buyer, the Title Company, or any be updated resale certificate, and the us of dues, special assessments, viol, X Buyer Seller shall pay the	oroker to this sale. If Buyer e Title Company requires olations of covenants and	
NO.	TICE TO BUYER REGARDING REPAIRS BY 1		tion may have the sole	
resp Pro	consibility to make certain repairs to the Property. perty which the Association is required to repair, you ociation will make the desired repairs.	If you are concerned about the co	ndition of any part of the	
A33	ociation will make the desired repairs.	Docusigned by: Justin Wiggins	1/15/2022	
Buy	rer	Seller Jüstin Wiggins		
_		Oallar		
Buy	Yer	Seller		
/ 1	The form of this addendum has been approved by the Texas contracts. Such approval relates to this contract form only. TREC made as to the legal validity or adequacy of any provision in a Commission B.O. Roy 13488, Augit	c forms are intended for use only by trained real early specific transactions. It is not intended for com	estate licensees. No representation is uplex transactions. Texas Real Estate	

TREC NO. 36-9 TXR 1922



Notice to a Purchaser of Real Property in a Water District

Note: This Notice should be completed and given to a prospective purchaser prior to execution of a binding contract of sale and purchase, should be executed by the seller and purchaser and should be attached as a separate portion of a purchase contract. Please see NOTE at bottom of page.

) The real property, described below, that you are about district has taxing authority separate from any other taxing a	authority and may,	subject to voter approva	l, issue an unlimited amount	of bonds and levy
an unlimited rate of tax in payment of such bonds. As of the care on each \$100 of assessed valua	·	•		
	sed valuation. The venues received on its date, be issued	total amount of bonds r expected to be receive in \$18,320.00	excluding refunding bonds ed under a contract with a go_, and the aggregate initial	and any bonds or overnmental entity, principal amounts
2) The district has the authority to adopt and impose a stan services available but not connected and which does not hutilize the utility capacity available to the property. The distribution he most recent amount of the standby fee is \$-0-property at the time of imposition and is secured by a lien of any, of unpaid standby fees on a tract of property in the dist	nave a house, build rict may exercise the An unpa on the property. An	ding, or other improvem the authority without hole aid standby fee is a pe	ent located thereon and doe ding an election on the matter resonal obligation of the pers	es not substantially er. As of this date, on that owned the
3) Mark an "X" in one of the following three spaces and then	complete as instruc	eted.		
Notice for Districts Located in Whole or in Part within				
X Notice for Districts Located in Whole or in Part Not Located within the Corporate Boundaries of a M			One or More Home-Rule N	lunicipalities and
Notice for Districts that are NOT Located in Extraterritorial Jurisdiction of One or More Home-Ru	Whole or in Pa	•	ate Boundaries of a Mu	nicipality or the
A) The district is located in whole or in part within the district are subject to the taxes imposed by the municipality may be dissolved by manufacture.	pality and by the di	strict until the district is	dissolved. By law, a district	located within the
B) The district is located in whole or in part in the elecated in the extraterritorial jurisdiction of a municipality may annexed, the district is dissolved.	•	, –		•
The purpose of this district is to provide water, sewer, donds payable in whole or in part from property taxes. The cutility facilities are owned or to be owned by the district. The least of the country of the cou	ost of these utility fa	acilities is not included in	n the purchase price of your p	property, and these
— Docusigned by: Justin Wiggins 1/15/2022				·
Signature of Seller Justin Wiggins	Date	Signature of Seller		Date
PURCHASER IS ADVISED THAT THE INFORMATION SHO DISTRICT ROUTINELY ESTABLISHES TAX RATES DU EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES DISTRICT TO DETERMINE THE STATUS OF ANY CURREN	IRING THE MON ARE APPROVED	THS OF SEPTEMBER BY THE DISTRICT. P	THROUGH DECEMBER URCHASER IS ADVISED T	OF EACH YEAR, O CONTACT THE
The undersigned purchaser hereby acknowledges receipt of to property described in such notice or at closing of purchase of		at or prior to execution	of a binding contract for the p	ourchase of the real
Signature of Purchaser	Date	Signature of Purchaser		Date
NOTE: Correct district name, tax rate, bond amounts. and lean addendum or paragraph of a purchase contract, the no	•			

propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the district has not yet levied taxes, a statement of the district's most recent projected rate of tax is to be placed in the appropriate space. If the district does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the notice may be deleted. For the purposes of the notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on the seller's behalf may modify the notice by substitution of the words "January 1, 2022" " for the words "this date" and place the correct calendar year in the appropriate space.

7/06/2020 ©2020

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